

Property Location: 10.21 acres located on the west side of U.S. Highway 19, approximately 1,070 feet north of Trouble Creek Road.  
 Applicant: Hyundai of New Port Richey, 4727 U.S. Highway 19, New Port Richey, FL 34652.  
 Representative: Roland P. Dove, Spring Engineering, Inc.  
 Request: Review and recommendation of land use plan amendment from HDR-30, High Density Residential Category to HC, Highway Commercial Category amendment (Ordinance #2016-2098).

Mr. Mettler provided a PowerPoint presentation outlining the request. The subject site is 10.21 acres located on the west side of US Highway 19. The site is vacant. The applicant requests a land use plan amendment from the HDR-30, High Density Residential Category to the HC, Highway Commercial Category in order to develop the site with an inventory car lot associated with the car dealership to the east. The site is designated with the HC zoning district. The proposed inventory car lot site plan is under review by the Development Review Committee. He noted that the Comprehensive Plan has policies encouraging such commercial uses along U.S. Highway 19 and discouraging residential uses in the Coastal High Hazard Area (within which this site is located).

Mr. Smith asked if there would be water retention issues associated with the property. Mr. Mettler indicated that issue will be addressed through the Development Review Committee's site plan review process.

Dr. Cadle noticed that the property contains a large number of trees. He asked how that would be addressed. Mr. Mettler said that the City regulations will require the applicant either pay into a tree inventory fund or replace the trees as part of its development plan.

Board Member Maysilles made the motion to recommend approval of the application which was seconded by Board Member Michel. Roll call vote: Parrillo, yes; Smallwood, yes; Smith, yes; Maysilles, yes; Cadle, yes; Michel, yes; and Moran, yes. The motion carried 7-0.

#### **IV. Comprehensive Plan Amendment CMP2016-02:**

Case: Comprehensive Plan Amendment CMP2016-02 – Downtown and Downtown Core Categories Revised.  
 Applicant: City of New Port Richey, Debbie L. Manns, City Manager, 5919 Main Street, New Port Richey, FL 34652.  
 Request: Review and recommendation of an amendment to the Comprehensive Plan increasing the residential densities in the Downtown and Downtown Core Categories (Ordinance #2016-2095).

Mr. Mettler provided a PowerPoint presentation outlining the request. The request is for text amendments to the Future Land Use Element of the City's Comprehensive Plan, to increase the residential densities in the Downtown and Downtown Core Categories and provide two other minor text changes. The proposal increases the Downtown Category's residential density from 15 to 20 units per acre and the Downtown Core Category's residential density from 30 to 40 units per acre. The increased density standards are intended to encourage redevelopment downtown and to support the proposed Residences at Orange Lake development, which is designated with these two Categories. He mentioned that the site is located within the City's Transportation Concurrency Exception Area (TCEA), which anticipates that with denser development, residents will use means other than vehicles to travel, including walking, cycling and using transit service.

Mr. Mettler displayed a map showing the location of the two categories in downtown New Port Richey. He also pointed out the location of the proposed Residences at Orange Lake development. Mr. Mettler indicated the proposed densities are similar to the maximum residential densities allowed in the downtowns of cities of comparable size in the region.

Mr. Mettler explained the other changes include amending the Downtown Category to encourage, rather than require, ground floor retail uses in residential developments. The last proposed amendment clarifies that the Downtown Core Category was previously designated with the Downtown Category.

Mr. Maysilles asked if the 40 units per acre density standard assumed a smaller unit size. Mr. Mettler affirmed, indicating it assumed a 1,200 square foot unit size.

Mr. Smallwood asked about a height limit. Mr. Mettler indicated the Code has a maximum height limit downtown of five stories or 50 feet.

Ms. MacDonald asked how the vehicle parking demands will be addressed. Mr. Mettler indicated that the City's Code regulations establish minimum parking standards which are required to be address through the site plan approval process. He noted that more populous cities, where residents are not so reliant on vehicles for transportation, have moved to maximum parking standards.

Ms. Moran asked if the setbacks downtown would change. Mr. Mettler said he anticipated no change to the current setback regulations, which refer to adjacent building setbacks and may be zero lot line setbacks.

Mr. Smith asked if the Main Street Landing development would be affected by the proposed amendment. Mr. Mettler noted that Main Street Landing received a rezoning approval last year, which addressed the project's maximum density. Ms. Fierce noted that the rezoning approval included the site receiving Coastal Transferable Development Rights (TDRs). Mr. Mettler noted that the establishment of the Downtown Core Category was established in part to accommodate the Main Street Landing development.

Board Member Maysilles made the motion to recommend approval of the application which was seconded by Board Member Parrillo. Roll call vote: Moran, yes; Cadle, yes; Parrillo, yes; Michel, yes; Maysilles, yes; Smith, yes; and Smallwood, yes. The motion carried 7-0.

**V. Adjourn:**

Ms. Fierce thanked the Board Members for attending the meeting and said the next meeting of the Board will be November 17th. She distributed two flyers: one announcing an online opinion survey regarding signs in the City and the other an opportunity to vote for Sims Park, which has been nominated for the American Planning Association's Great Places People's Choice Award.

The meeting adjourned at 2:20 p.m.

Respectfully submitted,



Chris Mettler, Senior Planner